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The work of Dr. Crandall is so comprehensive that much space has already been taken to outline its scope. Discussion of the substance of the book must be limited. With regard to sanction, which has been so much discussed of late, after describing the development of this idea, the author says: "As a condition precedent to a satisfactory guarantee of treaty engagements, even a collective general guarantee by all powers not parties to the engagements, it is essential that either party may of right by the same compulsion cause the question of the breach and of the duty of the guarantor to be submitted for determination to an unprejudiced international tribunal. A guarantee of this character has yet to be established." It is to be noted that the force here suggested is to be used to obtain *submission for determination* before an international tribunal, not to secure the enforcement of the decree of the court. It is established by history that arbitral decisions have been followed with remarkable regularity. The difficulty has usually been that of getting the recalcitrant nation into court. Proceeding, Dr. Crandall declares: "In the meantime it is in the desire of each nation to maintain its standing with other nations that treaties have their chief sanction". In other words the sanction of expediency, or fear of retaliation. It is respectfully submitted, by way of amplification, that international law is daily enforced in our courts of common law. The true sanction of international law, as of national law, must eventually lie in public opinion. If the people of a democratic state desire a law it will be enacted and enforced. If they do not so desire, it may be legislated but will probably remain unenforced. An example of this truth was recently brought to our attention when election betting on a large scale was tolerated in spite of the law (sec. 175 of the Election Law—L. 1909. ch. 22) which condemns and penalizes it, the right of the violators to vote being neither challenged at the polls nor prosecuted in court, so far as has been reported. So with regard to international law. The Austinian doctrine of sanction thus becomes a fiction.

From both context and notes it is evident that Dr. Crandall has done his work in a most comprehensive and exhaustive manner. Students and practitioners of international law, when considering questions within the scope of this book, will find his conclusions authoritative.

Hamilton Vreeland, Jr.

THE LAW OF PROMOTERS. By MANFRED W. EHRLICH. Albany: MATTHEW BENDER & Co. 1916. pp. xli, 643.

This book undertakes to cover the whole subject of the rights and liabilities arising out of or in connection with the promotion of corporations—the rights and liabilities between the corporation, its subscribers and stockholders respectively, on the one hand, and the promoters and those who have dealt with them on the other; also as between the corporation and its subscribers, the promoters and those who have dealt with them, and as between the promoters themselves. It contains citations of more than 2,300 cases and states the facts with considerable fullness and quotes freely from the opinions of the more important ones. The language is clear, the statement of the law is in general direct and consistent, and the book as a whole is a reasonable one for one of its class. Judged by the ordinary standards, there-

fore, according to which the great mass of modern text books are constructed, it possesses merit, and will doubtless be consulted by the busy practitioner in his hurried search for arguments and the most recent authorities, the only other treatises upon this particular topic being the *Law of Promoters and Promotion of Corporations* by Arthur M. Alger, published in 1897, and the admirable little treatise by Hibberty & Rafferty, published in 1898.

On the other side of the account, it should be stated that the author does not attempt to go below the surface of the authorities and to discover and to state firmly and concisely the fundamental principles and to classify the decisions in accordance therewith. There is considerable repetition and redundancy, and for the judge or student of law, if not also the busy practitioner, the treatise would be a more useful one, if it contained more statements of principles and classification of cases, definite and firmly discriminating, and less matter which belongs more properly to cyclopedias of law or digests.

In consequence of the vast increase of the volume of litigation and the number of recorded decisions, a clear grasp of basic principles has become more and more important and the crying need of our profession is not for more text books but for better text books. Indeed, no one should now undertake to write a text book on any topic of the law merely for the purpose of citing the cases and restating the decisions and judicial opinions without an attempt at a discriminating analysis and a willingness to reject as unsound decisions which are really in conflict with the fundamental principles. The *Law of Promoters* is a branch of the *Law of Contracts and Equity*, its principles are simple and few in number, and it should not require five or six hundred pages to give an adequate statement of these principles and an adequate classification of the decisions.

The study of the *Law of Promoters* may be commended to those who have distrust of our courts and think of the law as a mass of technicalities rather than as a great system of rules founded upon justice and good morals. The author himself in his preface speaks of the question of promoters' profits being "a matter which, under the decisions, depends not so much upon the fair dealing of the promoters as upon the astuteness of their attorneys". It is submitted that the *Law of Promoters* is hardly open to this criticism—that on the contrary, it exhibits an earnest effort on the part of our judges to determine the rather complicated questions growing out of the activities of promoters upon wholesome principles of justice and morality.

George F. Canfield.

THE GIST OF REAL PROPERTY LAW. By HAROLD G. ARON. New York: WRITERS PUBLISHING CO. 1916. pp. xiii, 264.

As the title implies, and as the author states in his foreword, this work is a summary or condensation of the various rules of real property with particular reference to the law of New York, New Jersey and the Eastern States. The natural bulkiness of all previous works on real property has made it almost impracticable for the student or practitioner to use them as a methodical means of learning the important principles of real property law, especially in view of the customary lengthy diversions and copious footnotes. Mr. Aron's book has the